


| Report to be read in conjunction with the Decision Notice. | | | | | | | | |
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| Signed: | Officer: | BT | Date: | 27/8/25 | Manager: | LH | Date: | 29/8/25 |

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| Application Ref: | 3/2024/1045 | | |  <div>Ribble Valley Borough Council</div> <hr/> www.ribblevalley.gov.uk |
| Date Inspected: | 24/7/25 | Site Notice: | 24/7/25 | |
| Officer: | BT | | | |
| DELEGATED ITEM FILE REPORT: | | | | REFUSAL |

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| Development Description: | Regularisation of extension and conversion of barn to dwelling. |
| Site Address/Location: | Betty Barn, Slaidburn Road, Waddington, BB7 3JQ. |

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| CONSULTATIONS: | Parish/Town Council |
| Waddington Parish Council: | Consulted 23/7/25 - no response received. |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | No objection subject to conditions. |
| LCC Archaeology: | Recommend for a programme of historic building recording to be provided in support of the application. |
| RVBC Countryside: | Consulted 23/7/25 - no response received. |
| CONSULTATIONS: | Additional Representations. |
| None. | |

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| RELEVANT POLICIES AND SITE PLANNING HISTORY: |
| <p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN3: Sustainable Development and Climate Change Key Statement EN5: Heritage Assets Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DME4: Protecting Heritage Assets Policy DMH3: Dwellings in the Open Countryside and AONB Policy DMH4: The Conversion of barns and other Buildings to Dwellings</p> <p>National Planning Policy Framework (NPPF)</p> |

Relevant Planning History:**3/2022/0965:**

Conversion and extension of a barn to create one new dwelling including closure of existing access and creation of new access (previously approved under 3/2019/1036) (Approved)

3/2019/1036:

Conversion and extension of building to create one new dwelling including drainage, landscaping, closure of existing access and construction of new access (Approved)

3/1999/0113:

Barn conversion into residential unit and detached garage (Refused)

3/1995/0502:

Conversion of barn to residential unit (Refused, dismissed on appeal)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a converted barn property situated on the North-western outskirts of Waddington. The barn is sited approximately 30 metres from the Western side of Slaidburn Road to the North-west of Chancery Cottage and Chancery Farm. Hollins Farm lies approximately 240 metres away to the South-west with the application property sited on the Southern side of the former access track for Hollins Farm. A new shared access off Slaidburn Road for the application property and Hollins Farm originally approved under planning application 3/2019/1036 has been constructed to the South of the former access. The surrounding area comprises a mixture of woodland, agricultural land and open countryside with the application site lying within the Forest Of Bowland National Landscape.

Proposed Development for which consent is sought:

Planning consent was originally granted for the residential conversion of Betty Barn under planning application 3/2019/1036. Subsequent planning consent was granted under application 3/2022/0965 for an alternative scheme of residential conversion to the barn building in August 2023. The barn building in question has since been fully converted to residential use however this residential conversion has not been implemented in accordance with the development approved under either of the aforementioned planning consents. In addition, an alternative location is now proposed for the secure cycle storage approved under previous application 3/2022/0965 (not currently implemented) along with the proposed siting of a timber storage shed. As such, retrospective planning consent is sought to regularise the unauthorised scheme of residential conversion, with consent also being sought for the revised location of the proposed secure cycle storage and siting of the proposed timber storage shed.

Principle of Development:

The principle of adapting the application building for residential use was assessed and established under previous planning applications 3/2019/1036 and 3/2022/0965. As stated above, the current proposal seeks to regularise an unauthorised scheme of residential conversion which differs to the previously granted consents with respect to its design, external appearance and site layout. As such, the proposal is considered to be acceptable in principle, subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

‘Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the converted barn building lies approximately 40 metres away from the domestic curtilage area of the nearest neighbouring residential property therefore it is not considered that retention of the unauthorised development would present any issues with respect to loss of privacy, natural light or outlook to neighbouring residents.

Retention of the unauthorised development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

Paragraph 189 of the NPPF provides guidance in relation to proposals for development within the setting of Areas Of Outstanding Natural Beauty (now known as National Landscapes) as follows:

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty...development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.’

Key Statement EN2 of the Core Strategy provides similar guidance:

‘The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’

Policy DMH4 provides additional guidance with respect to the conversion of agricultural buildings to dwellings as follows:

‘Planning permission will be granted for the conversion of buildings to dwellings where there would be no materially damaging effect on the landscape qualities of the area... the building to be converted must be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building.’

In addition, Historic England guidance on converting traditional farm buildings states:

'There should always be a presumption in favour of maximising the use of existing openings without changing their size and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design.'

The secure cycle storage shed proposed for the site would mirror the design and external appearance of the cycle shed approved under previous application 3/2022/0965, albeit with the cycle storage shed sited slightly further North-west of its approved position but still in close proximity to the barn's Western gable end. In a similar vein, the proposed storage shed would be a modestly sized structure with respect to its height and footprint and this would be sited in reasonably close proximity to the Eastern profile of the barn, with its timber detailing being in keeping with the rural vernacular of the area. As such, these aspects of the proposal are considered to be acceptable with respect to their siting, design and external appearance.

The schemes of residential conversion approved under previous applications 3/2019/1036 and 3/2022/0965 were predominantly centred around the use of the barn building's historic openings allowing for a randomised sequence of openings that was considered to be in keeping with and respectful to the historic and agricultural character of the barn building.

In contrast, the unauthorised scheme of residential conversion comprises noticeable deviations from the approaches outlined above with regards to its implemented sequence of openings. These deviations include the infilling of two historic openings on the barn's Western gable and the introduction of new ground and first floor window openings which read as overtly domestic introductions by virtue of their regimented and symmetrical alignment. An elongated flue pipe has also been introduced to the same elevation which is equally at odds with the historic character of the building, with this feature protruding above the barn's Southern roof slope.

In a similar vein, a former doorway opening has been infilled on the barn's Northern elevation with a new ground floor window opening introduced and existing ground floor window opening enlarged which has resulted in a regimented and symmetrical sequence of openings between the two windows and cart entry feature which reads as overtly domestic. In addition, the building's smaller flue pipe has been installed in a higher position within the building's Northern roof slope relative to its approved position from application 3/2022/0965 to the extent that the smaller flue pipe now protrudes above the barn's Northern roof slope.

Similarly, a new ground floor window opening has been introduced to the barn's Southern elevation with an adjacent existing ground floor window opening having also been enlarged, both of which has resulted in a regimented and symmetrical sequence of openings between the two windows and centralised vertical opening which reads as overtly domestic. Furthermore, three roof lights have been installed to the barn's Southern roof slope in an overtly regimented fashion which do not appear to reflect the alignment or proportions of the roof light openings shown on the application's as-built elevation drawings.

Accordingly, the implemented scheme of fenestration has little to no reference to the randomised sequence of openings typically seen within agricultural buildings, with the unauthorised works having resulted in the loss of historic building fabric and the obscurement of several of the barn's historic openings which in turn has detracted from the barn's historic character. Furthermore, the Southern and Northern profiles of the barn building (and Western facing flue feature) are publicly visible on approach to the site from Slaidburn Road therefore the unauthorised development carries a discernible visual impact.

As such, the unauthorised scheme of residential conversion, by virtue of its fenestration and domestic features, is considered to constitute an incongruous and unsympathetic form of development which if retained would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape. Retention of the unauthorised development would

therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Core Strategy.

Heritage:

Correspondence from Lancashire County Council's Archaeology team makes reference to condition no. 23 imposed on previous planning consent 3/2022/0965 which required the provision of level 2 -3 building record prior to any works being undertaken to the barn building however no information has been provided in support of the application to demonstrate that the required building recording was undertaken prior to the conversion of the barn building. As such, LCC Archaeology have recommended for the provision of a comprehensive building record prior to any planning consent being granted in order to fully document matters of archaeological and historical importance associated with the barn building.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of conditions with respect to the implementation and retention of access arrangements, visibility splays, surfacing materials, parking and turning areas and secure cycle storage provision and these conditions would need to be imposed on any future planning consent granted. On this basis, it is not considered that retention of the unauthorised development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Protected species

A Preliminary Roost Assessment and emergence surveys were provided in support of previous application 3/2022/0965 which deemed use of the barn building by bats as unlikely therefore it is not anticipated that retention of the unauthorised scheme of residential conversion would have any undue impacts upon protected species. Notwithstanding this, condition 14 imposed on previous planning consent 3/2022/0965 required the provision of a bird and bat box scheme to be submitted prior to any development taking place on site however no such scheme has been implemented on site or proposed under the current application. As such, details of the provisions to be made for artificial bird nesting boxes and artificial bat roosting sites would need to be provided prior to any planning consent being granted in order to enhance nesting and roosting opportunities for species of conservation concern.

Trees

An Arboricultural Impact Assessment was provided in support of previous application 3/2022/0965 which proposed the retention of numerous trees on site (the same AIA has also been provided in support of the current application). Analysis shows that all trees previously recommended for retention have been retained on site as recommended therefore retention of the unauthorised development would not pose any issues with respect to impacts upon trees.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of retrospective development.

Observations/Consideration of Matters Raised/Conclusion:

The unauthorised scheme of residential conversion constitutes an incongruous and unsympathetic form of development works by virtue of its overtly domestic sequence of openings, domestic features, loss of historic building fabric and obscurement of historic openings, all of which detracts from the historic character of the barn building. As such, retention of the unauthorised development would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape and would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Core Strategy.

It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused.

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| RECOMMENDATION: | That planning consent be refused for the following reason: |
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| 01: | The proposed development, by virtue of its fenestration and domestic features, is considered to constitute an incongruous and unsympathetic form of development which if retained would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape. The proposed development would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy. |
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